

CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Leslie Leppard, Vintage Homes, for David and Mary Quosig, owners

Property: 1133 Winston Street, Lot 11, Block 103, North Norhill Subdivision. The property includes a historic 1,008 square foot, one-story wood frame single-family residence and a 30.7 square foot detached garage situated on a square foot (50' x 100') interior lot.

Significance: Contributing garage, constructed circa 1940, located in the Norhill Historic District.

Proposal: Demolition – Demolish a contributing, one-story detached garage located at the rear (northeast corner) of the lot on the basis of unusual and compelling circumstance as described in the Houston Code of Ordinances, Historic Preservation, Section 33-247(d). The garage structure was poorly constructed and shows signs of deterioration. The garage has damaged and missing boards, a failing roof, and dirt floor with no real foundation. The garage interior is a particle board and cannot be repaired due to the extensive damage.

See enclosed application materials and detailed project description on p. 4-5 for further details.

Public Comment: No public comment received.

Civic Association: The Norhill Neighborhood Association is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective: -



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**DEMOLITION OF A LANDMARK, PROTECTED LANDMARK,
CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE**

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if (1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and (2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable **economic hardship under subsection (c)** of this section or the establishment of an **unusual and compelling circumstance pursuant to subsection (d)** of this section.

(c) Determination of the existence of an **unreasonable economic hardship** shall be based upon the following criteria:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation |

OR

(d) Determination of the existence of an **unusual and compelling circumstance** shall be based upon the following criteria:

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

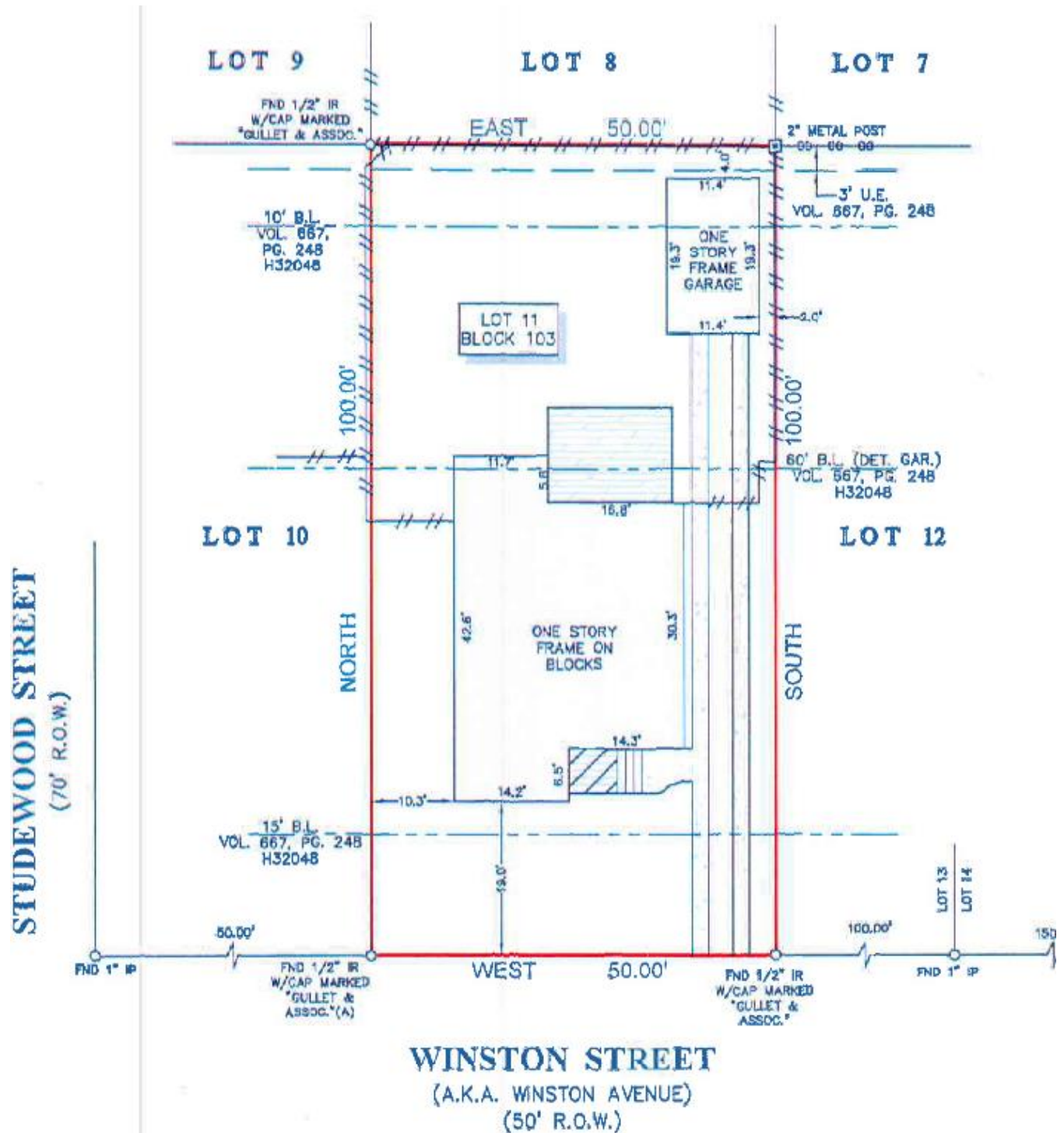
**Building Classification**

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



SITE PLAN



ATTACHMENT A

CIVIC ASSOCIATION COMMENT



February 10, 2016

**DAVID & MARY QUOSIG
725 TEETSHORN ST
HOUSTON TX 77009**

Re: Proposed new single car detached garage at 1133 Winston St

Dear David and Mary,

Your request for approval of the above referenced project was recently considered by the NNA Board. Eleven of the twelve board members were present. The board members voted to **approve** your application.

Sincerely,

NNA Board